HOUSING MARKET INFORMATION

RENTAL MARKET REPORT
Trois-Rivières CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

The overall vacancy rate*...

UNCHANGED

6.2%

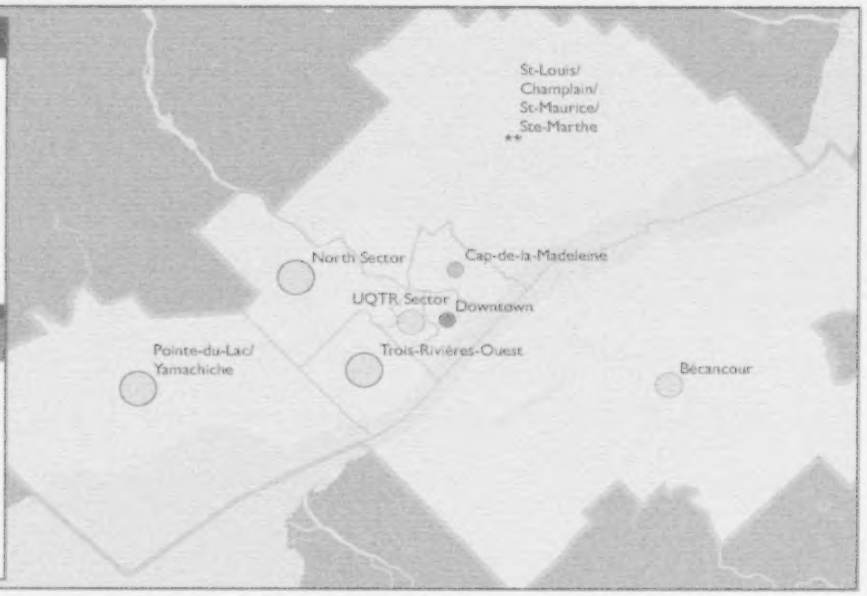
- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$561

UP by 1.7%

- Below CMA
- Similar to CMA
- Above CMA



PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
12.4% Vacancy Rate	6.7% Vacancy Rate	5.1% Vacancy Rate	7.0% Vacancy Rate
$394 Avg. Rent	$469 Avg. Rent	$587 Avg. Rent	$631 Avg. Rent

"While employment and migration increased, the movement to homeownership likely offset any upward pressure this had on rental demand."

Tania Bourassa-Ochoa
Market Analyst

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

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Highlights

- The Trois-Rivières market remained one of the softest in the province: the vacancy rate was 6.2 per cent.
- The Downtown sector still had the highest proportion of vacant units (12.8 per cent).
- For bachelor units and apartments with three or more bedrooms, the difference between rents including utilities and rents without utilities reached 18 per cent.
- Apartments with the highest rents posted a better rental performance[1] than apartments at the lower end, with vacancy rates at 1.9 per cent for the former and at 9.7 per cent for the latter.

Rental market remains relatively soft in Trois-Rivières

According to the results of the survey conducted by Canada Mortgage and Housing Corporation[2], the rental market in the greater Trois-Rivières area remained relatively soft (vacancy rate of 6.2 per cent) for a fifth straight year (see figure 1). Since only around 160 new apartments were added to the rental stock between the last two surveys, the stable rental demand was to blame for the continued high proportion of vacant units in the area.

Opposing dynamics resulted in stable demand

Relatively stable levels of rental demand and supply kept market conditions soft in the greater Trois-Rivières area. That said, closer examination of conditions influencing demand revealed some interesting opposing forces.

While employment and migration increased, the movement to homeownership likely offset any upward pressure this had on rental demand.

First, employment among 15- to 24-year-olds[3] rose by 2.5 per cent[4], spurring on new household formation. Second, a significant increase in net provincial migration seemed to bode well for a rise in migration to the Trois-Rivières area. It should be noted that incoming migrant households most often choose rental accommodations when they arrive, and migration to Trois-Rivières therefore effectively contributed to rental demand in the area.

Now, given that the CMA's vacancy rate remained stable, it stands to reason that certain other factors acted to offset those mentioned above. Indeed, the movement to

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Figure 1

Source: CMHC

[1] A better rental performance means that the vacancy rate is lower.
[2] Rental Market Survey conducted in October 2016 by Canada Mortgage and Housing Corporation.
[3] Source: Statistics Canada (Labour Force Survey).
[4] Average from September 2015 to September 2016 relative to the same period in 2014/2015.

homeownership in the area was greatly stimulated by a stronger labour market for 25- to 44-year-olds and mortgage interest rates that remained at an all-time low. On the resale market, it was mainly sales of entry-level homes (priced at under $125,000)[5] that contributed to the rise in transactions over the last 12 months[6].

On the supply side, very little changed between the last two surveys. The 160 or so rental apartments completed in the last year represented only one third of the average for the last ten years.

Table 1 Average rent of appartments including heating, hot water and electricity

Studio	1 bedroom	2 bedrooms	3 bedrooms or more	Total
$412	$495	$618	$728	$559
a	a	a	a	a

Average rent of appartments without services included

Studio	1 bedroom	2 bedrooms	3 bedrooms or more	Total
$351	$459	$589	$616	$568
a	a	a	a	a

Table 2 Vacancy Rate (%) by rent quintiles

	1st quintile	Second quintile	Third quintile	Fourth quintile	Fifth quintile
Vacancy Rate	9.7%	5.4%	6.4%	6.4%	1.9%
Rents	less than $450	between $450 and $500	between $501 and 575$	between $576 and $675	More than $675

Downtown sector again posts the highest vacancy rate

Once again, the Downtown sector stood out with the largest proportion of vacant units in the area (12.8 per cent). This sector was the only one to have recorded a significant increase in its vacancy rate[7]. Conversely, in the North Sector, the vacancy rate decreased, falling from 6.2 per cent to 4.7 per cent. While nearly a third of rental apartments were built in this sector between the last two surveys, demand kept pace with this new supply. Elsewhere in the metropolitan area, vacancy rates remained relatively stable.

Rents continue to climb slowly

The area's soft market conditions no doubt restricted the growth in rents. In fact, the estimated change in the average rent for two-bedroom apartments was 1.7 per cent. This relatively small increase can largely be explained by rising competition among available units in the area. In addition, the difference between rents with utilities included (heating, hot water and electricity) and rents that do not include utilities varied with the number of rooms in the apartment (see table 1). While the difference reached 18 per cent for bachelor units and units with three or more bedrooms, it was only 5 per cent for two-bedroom units.

New! Vacancy rates by rent quintile

Analysis by rent quintile[8] shows the rental performance of apartments by rent range. For the most affordable units (renting for under $450), the vacancy rate reached 9.7 per cent this year. Conversely, for units in the highest quintile (renting for over $675), the vacancy rate was only 1.9 per cent. The results show a definite increase in demand for higher-end rental units in the area driven, in part, by an aging population looking for this type of accommodation and having the necessary financial resources.

New! Tenant turnover rate

Calculation of the tenant turnover rate[9], which is the proportion of units that changed tenants over the course of the last year, shows the level of mobility of tenants in the area. Larger apartments recorded lower turnover rates[10], and this is largely because of the type of tenants who rent them: households, often with children, who tend to be much less mobile. Unsurprisingly, a geographic analysis revealed that the UQTR Sector had the highest turnover rate in the greater Trois-Rivières area, at 30 per cent, mainly because of its large student population.

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[5] Source: Québec Federation of Real Estate Boards on the Centris® network.

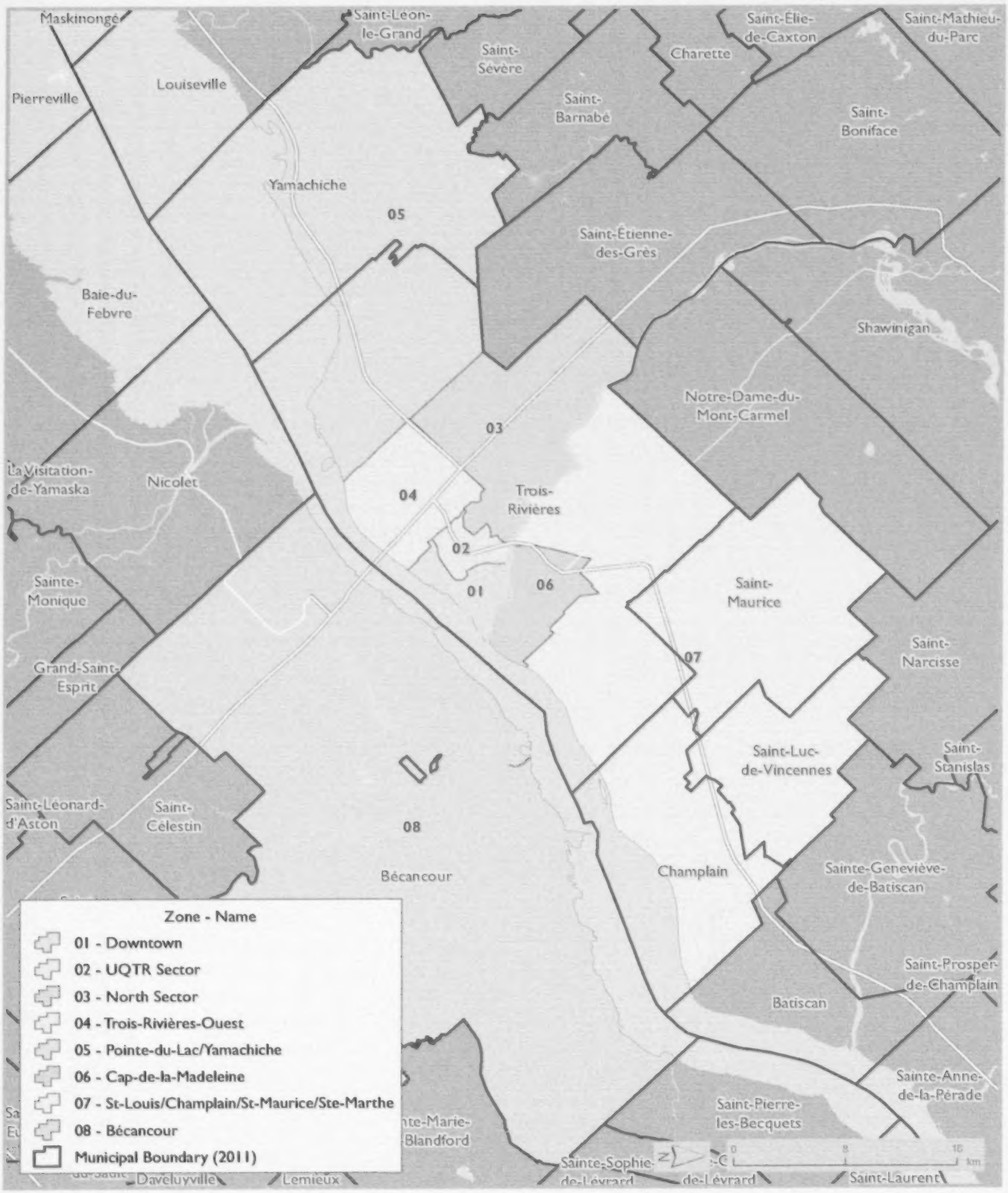
[6] These are indeed the types of homes chosen by first-time homebuyers.

[7] Incidentally, a large share of the apartments built before 1960 (which are also those that showed the lowest rental performance) are located in this sector.

[8] Rent quintiles are a set of rent ranges that divide the universe into five groups of equal size.

[9] A unit is counted as being turned over if a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12-month period.

[10] The turnover rate for apartments with three or more bedrooms was 17.6 per cent, compared to 23 per cent for one-bedroom apartments.


Maskinongé
Saint-Léon-le-Grand
Saint-Élie-de-Caxton
Saint-Mathieu-du-Parc
Saint-Sévère
Charette
Louiseville
Pierreville
Saint-Barnabé
Saint-Boniface
Yamachiche
05
Saint-Étienne-des-Grès
Baie-du-Febvre
Shawinigan
Notre-Dame-du-Mont-Carmel
03
La Visitation-de-Yamaska
Nicolet
04
Trois-Rivières
02
01
06
Sainte-Monique
Saint-Maurice
Saint-Narcisse
07
Grand-Saint-Esprit
Saint-Luc-de-Vincennes
Saint-Stanislas
Saint-Léonard-d'Aston
Saint-Célestin
08
Bécancour
Champlain
Sainte-Geneviève-de-Batiscan
Saint-Prosper-de-Champlain
Batiscan
Sainte-Anne-de-la-Pérade
Saint-Pierre-les-Becquets
Sainte-Sophie-de-Lévrard
Saint-Laurent
Daveluyville
Lemieux
Zone - Name
01 - Downtown
02 - UQTR Sector
03 - North Sector
04 - Trois-Rivières-Ouest
05 - Pointe-du-Lac/Yamachiche
06 - Cap-de-la-Madeleine
07 - St-Louis/Champlain/St-Maurice/Ste-Marthe
08 - Bécancour
Municipal Boundary (2011)
0
5
10
km

RMS ZONE DESCRIPTIONS - TROIS-RIVIÈRES CMA	
Zone 1	**Downtown**
Zone 2	**UQTR Sector**
Zone 3	**North Sector**
Zones 1-3	**Former City of Trois-Rivières**
Zone 4	**Trois-Rivières-Ouest**
Zone 5	**Pte-du-Lac/Yamachiche**
Zone 6	**Cap-de-la-Madeleine**
Zone 7	**St-Louis/Champlain/St-Maurice/Ste-Marthe**
Zone 8	**Bécancour**
Zone 4-8	**Outlying Areas**
Zones 1-8	**Trois-Rivières CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

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1.3.3 Vacancy Rates (%) by Structure Size and Zone
1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

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2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

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3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	**	**	11.3 d	13.5 d	**	10.8 d	**	**	9.2 b	12.8 d
UQTR Sector	**	**	7.3 c	4.9 d	3.4 c	3.4 d	7.8 c	8.7 d	5.4 b	4.9 b
North Sector	**	**	9.1 b	5.1 d	3.2 c	3.9 d	8.6 c	5.0 d	6.2 b	4.7 c
Former Trois-Rivières City (Zones 1-3)	5.7	14.3	9.4 c	8.6 d	4.7 c	6.2 d	8.6 c	8.0 d	7.0 b	7.6 c
Trois-Rivières-Ouest	**	**	3.7 d	2.3 c	3.3 d	3.0 d	**	5.0 d	3.5 c	3.4 c
Pte-du-Lac/Yamachiche	**	**	**	**	2.8 d	3.0 d	0.0 b	4.5 d	2.2 b	3.6 c
Cap-de-la-Madeleine	**	**	5.0 d	5.9 d	**	4.9 d	**	**	6.9 c	6.3 c
St-Louis/Champlain/St-Maurice/Ste-Marthe	-	-	**	**	**	**	**	0.0 d	3.8 d	**
Bécancour	**	**	12.3 d	**	1.9 c	4.5 d	2.7 b	**	4.4 c	5.0 d
Outlying Areas (Zones 4-8)	**	**	4.6 c	4.3 c	4.7 c	4.3 c	5.0 c	**	5.1 c	4.8 c
Trois-Rivières CMA	**10.0**	**12.4**	**7.3**	**6.7**	**4.7**	**5.1**	**6.5**	**7.0**	**6.0**	**6.2**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	378 a	385 a	434 a	449 a	529 a	514 a	549 a	578 b	488 a	492 a
UQTR Sector	391 a	427 a	482 a	501 a	579 a	579 a	687 a	704 a	554 a	564 a
North Sector	351 a	352 b	479 a	488 a	626 a	629 a	614 a	614 a	582 a	590 a
Former Trois-Rivières City (Zones 1-3)	380 a	400 a	462 a	476 a	579 a	575 a	616 a	630 a	540 a	547 a
Trois-Rivières-Ouest	422 c	**	457 a	461 a	642 a	652 a	642 a	659 a	601 a	610 a
Pte-du-Lac/Yamachiche	**	**	531 b	604 a	634 a	661 a	738 a	778 b	639 a	670 a
Cap-de-la-Madeleine	360 a	361 a	453 a	457 a	529 a	551 a	572 a	573 a	519 a	530 a
St-Louis/Champlain/St-Maurice/Ste-Marthe	-	-	483 b	484 b	573 b	573 b	733 b	728 b	630 b	619 b
Bécancour	**	**	400 a	400 a	572 a	600 a	589 a	595 b	545 a	563 a
Outlying Areas (Zones 4-8)	371 a	372 a	456 a	460 a	583 a	598 a	622 a	632 a	564 a	574 a
Trois-Rivières CMA	**378** a	**394** a	**459** a	**469** a	**581** a	**587** a	**620** a	**631** a	**552** a	**561** a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	210	199	1,078	1,088	1,308	1,335	466	475	3,062	3,097
UQTR Sector	251	252	817	814	1,088	1,095	466	459	2,622	2,620
North Sector	72	72	697	715	1,349	1,377	766	769	2,884	2,933
Former Trois-Rivières City (Zones 1-3)	533	523	2,592	2,617	3,745	3,807	1,698	1,703	8,568	8,650
Trois-Rivières-Ouest	29	29	742	751	1,915	1,961	907	919	3,593	3,660
Pte-du-Lac/Yamachiche	5	5	47	44	198	221	56	52	306	322
Cap-de-la-Madeleine	92	92	1,088	1,088	2,226	2,238	964	964	4,370	4,382
St-Louis/Champlain/St-Maurice/Ste-Marthe	0	0	97	97	330	342	280	292	707	731
Bécancour	5	5	88	90	294	314	122	133	509	542
Outlying Areas (Zones 4-8)	131	131	2,062	2,070	4,963	5,076	2,329	2,360	9,485	9,637
Trois-Rivières CMA	**664**	**654**	**4,654**	**4,687**	**8,708**	**8,883**	**4,027**	**4,063**	**18,053**	**18,287**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Trois-Rivieres CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	**	**	11.8 d	13.5 d	**	11.1 d	**	**	9.6 b	12.9 d
UQTR Sector	1.4	**	7.8 c	4.9 c	3.7 c	3.7 d	8.0 c	8.7 c	5.7 b	5.0 b
North Sector	**	**	9.3 d	5.1 d	3.2 c	4.0 c	8.8 c	5.4 c	6.3 b	4.9 c
Former Trois-Rivières City (Zones 1-3)	**	14.3 d	9.8 d	8.6 d	4.9 c	6.4 c	8.7 c	8.2 c	7.3 c	7.8 c
Trois-Rivières-Ouest	**	**	3.7 d	2.3 c	3.3 d	3.0 d	**	5.0 d	3.5 c	3.4 c
Pte-du-Lac/Yamachiche	**	**	**	**	2.8 b	4.3 d	0.0 b	**	2.2 b	5.4 c
Cap-de-la-Madeleine	**	**	5.0 d	5.9 d	**	4.9 d	**	**	7.2 c	6.4 c
St-Louis/Champlain/St-Maurice/Ste-Marthe	-	-	**	**	**	**	**	0.0 d	3.8 d	**
Bécancour	**	**	12.3 d	**	1.9 c	4.5 d	2.7 b	**	4.4 b	5.0 d
Outlying Areas (Zones 4-8)	**	**	4.6 d	4.3 c	4.8 c	4.4 c	5.1 c	6.5 c	5.2 c	4.9 c
Trois-Rivières CMA	**11.6 d**	**12.4 d**	**7.5 b**	**6.7 b**	**4.8 b**	**5.3 b**	**6.6 b**	**7.2 d**	**6.2 b**	**6.3 d**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Trois-Rivieres CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Downtown	1.5	9.1	++	3.6	++	3.1	**	5.3	++	2.6
UQTR Sector	**	10.1	0.8	5.4	++	4.9	1.1	4.0	1.4	4.0
North Sector	2.4	++	1.1	++	1.2	++	2.2	-0.5	1.1	++
Former Trois-Rivières City (Zones 1-3)	++	7.5	1.1	3.2	++	2.5	2.0	2.5	1.1	2.2
Trois-Rivières-Ouest	**	**	++	2.6	++	1.7	1.0	1.1	1.4	1.0
Pte-du-Lac/Yamachiche	**	**	++	++	**	1.1	**	**	++	2.3
Cap-de-la-Madeleine	++	**	2.0	3.7	2.2	2.0	++	++	1.8	1.6
St-Louis/Champlain/St-Maurice/Ste-Marthe	-	-	++	++	2.7	++	++	1.8	1.5	1.2
Bécancour	**	**	1.8	**	2.4	++	++	++	2.3	++
Outlying Areas (Zones 4-8)	++	**	1.4	3.1	1.7	1.7	++	1.2	1.6	1.3
Trois-Rivières CMA	**++**	**7.1**	**1.2**	**3.2**	**1.2**	**2.1**	**1.5**	**1.9**	**1.3**	**1.7**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Trois-Rivières CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	n/a	**	n/a	28.6	n/a	22.8	n/a	**	n/a	23.8
UQTR Sector	n/a	**	n/a	34.0	n/a	26.6	n/a	25.0	n/a	29.4
North Sector	n/a	**	n/a	17.3	n/a	16.2	n/a	11.5	n/a	15.2
Former Trois-Rivières City (Zones 1-3)	n/a	25.5	n/a	27.6	n/a	21.4	n/a	17.1	n/a	22.6
Trois-Rivières-Ouest	n/a	**	n/a	**	n/a	20.4	n/a	**	n/a	21.0
Pte-du-Lac/Yamachiche	n/a	**	n/a	**	n/a	15.2	n/a	**	n/a	14.1
Cap-de-la-Madeleine	n/a	**	n/a	14.8	n/a	12.4	n/a	14.1	n/a	13.2
St-Louis/Champlain/St-Maurice/Ste-Marthe	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Bécancour	n/a	**	n/a	**	n/a	**	n/a	**	n/a	18.2
Outlying Areas (Zones 4-8)	n/a	**	n/a	17.5	n/a	16.1	n/a	17.9	n/a	16.7
Trois-Rivières CMA	**n/a**	**21.0**	**n/a**	**22.9**	**n/a**	**18.5**	**n/a**	**17.6**	**n/a**	**19.5**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Trois-Rivieres CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Trois-Rivières CMA										
Pre 1960	**	**	12.4 d	**	**	11.1 d	**	**	11.0 d	10.7 d
1960 - 1974	**	**	7.2 c	6.7 c	5.3 c	6.1 c	9.5 c	**	7.4 c	7.5 c
1975 - 1989	5.3 d	**	7.1 b	8.4 c	4.8 c	5.0 c	6.2 c	7.8 c	5.7 b	6.6 b
1990 - 2004	**	**	4.1 d	2.4 c	**	**	6.0 d	3.0 c	3.4 c	2.5 c
2005+	**	**	3.3 d	4.8 d	1.7 c	2.2 c	**	**	2.1 b	2.7 b
Total	10.0 c	12.4 d	7.3 b	6.7 b	4.7 b	5.1 b	6.5 b	7.0 c	6.0 a	6.2 a

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Trois-Rivieres CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Trois-Rivières CMA										
Pre 1960	372 b	364 b	389 a	402 a	493 c	479 c	533 a	551 a	461 b	462 a
1960 - 1974	371 a	384 b	456 a	457 a	525 a	546 a	594 a	623 a	513 a	522 a
1975 - 1989	382 a	422 a	459 a	467 a	536 a	540 a	598 a	599 a	529 a	533 a
1990 - 2004	**	**	505 a	517 a	650 a	637 a	656 a	651 a	613 a	609 a
2005+	**	**	536 a	549 a	728 a	732 a	749 a	768 a	698 a	710 a
Total	378 a	394 a	459 a	469 a	581 a	587 a	620 a	631 a	552 a	561 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Trois-Rivières CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Trois-Rivières CMA										
Pre 1960	n/a	**	n/a	**	n/a	**	n/a	**	n/a	22.0 d
1960 - 1974	n/a	**	n/a	24.0 d	n/a	18.0 d	n/a	**	n/a	20.7 d
1975 - 1989	n/a	25.0 d	n/a	20.5 d	n/a	18.6 d	n/a	15.6 d	n/a	18.5 d
1990 - 2004	n/a	**	n/a	**	n/a	**	n/a	**	n/a	15.5 d
2005+	n/a	**	n/a	**	n/a	20.0 d	n/a	**	n/a	21.7 d
Total	n/a	21.0 d	n/a	22.9 d	n/a	18.5 d	n/a	17.6 d	n/a	19.5 d

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Trois-Rivieres CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Trois-Rivières CMA										
3 to 5 Units	**	**	**	**	3.0 c	4.1 d	5.9 d	**	5.3 c	5.6 d
6 to 19 Units	**	**	6.3 b	7.3 b	5.5 c	6.1 b	6.7 c	7.3 c	6.2 b	7.0 b
20 to 49 Units	10.4 d	11.5 d	7.0 b	3.1 b	6.1 b	4.5 b	8.7 b	9.0 b	7.2 a	5.2 a
50 to 99 Units	**	**	**	**	**	**	**	**	**	**
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	10.0 d	12.4 d	7.3 b	6.7 b	4.7 b	5.1 b	6.5 b	7.0 c	6.0 a	6.2 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Trois-Rivieres CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Trois-Rivières CMA										
3 to 5 Units	376 a	368 a	403 a	417 a	615 a	635 a	621 a	655 a	577 a	598 a
6 to 19 Units	347 a	348 a	445 a	447 a	546 a	539 a	602 a	601 a	529 a	527 a
20 to 49 Units	381 a	394 a	492 a	502 a	598 a	601 a	664 a	669 a	550 a	559 a
50 to 99 Units	**	**	**	**	**	**	**	**	**	**
100+ Units	**	**	**	**	**	**	**	**	**	**
Total	378 a	394 a	459 a	469 a	581 a	587 a	620 a	631 a	552 a	561 a

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Trois-Rivieres CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	**	13.0 d	11.8 d	13.9 d	9.8 b	12.4 a	-	-	**	**
UQTR Sector	**	**	4.7 c	5.0 c	2.6 c	3.0 c	**	**	**	**
North Sector	**	**	7.0 c	**	9.3 a	5.6 b	**	**	-	-
Former Trois-Rivières City (Zones 1-3)	6.3 a	9.5 a	7.9 b	8.4 b	6.7 a	5.6 a	**	**	**	**
Trois-Rivières-Ouest	**	**	3.2 d	4.5 d	8.3 a	2.3 a	-	-	-	-
Pte-du-Lac/Yamachiche	2.5 c	2.4 c	2.9 c	7.5 b	**	**	-	-	-	-
Cap-de-la-Madeleine	**	**	6.6 c	7.6 b	**	5.0 c	**	**	-	-
St-Louis/Champlain/St-Maurice/Ste-Marthe	0.0 a	0.0 a	5.9 d	**	**	**	-	-	-	-
Bécancour	4.0 c	4.4 c	4.7 b	5.3 b	-	-	-	-	-	-
Outlying Areas (Zones 4-8)	4.4 c	2.4 c	5.1 b	6.1 b	8.8 a	4.2 a	**	**	-	-
Trois-Rivières CMA	**5.3 c**	**5.6 c**	**6.2 b**	**7.0 b**	**7.2 a**	**5.2 a**	**	**	**	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Trois-Rivières CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Trois-Rivières CMA										
3 to 5 Units	n/a	**	n/a	**	n/a	16.5	n/a	**	n/a	17.2
6 to 19 Units	n/a	**	n/a	23.4	n/a	19.1	n/a	16.6	n/a	19.7
20 to 49 Units	n/a	26.3	n/a	26.3	n/a	23.2	n/a	27.0	n/a	25.2
50 to 99 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
100+ Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	21.0	n/a	22.9	n/a	18.5	n/a	17.6	n/a	19.5

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Trois-Rivieres CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Trois-Rivières CMA										
LT $450	**	14.1	10.0	8.7	**	**	**	**	9.9	9.9
$450 - $499	**	**	6.4	3.7	4.4	5.6	**	**	5.4	5.3
$500 - $549	**	**	3.2	4.4	6.1	5.4	**	**	6.6	6.6
$550 - $599	**	0.0	**	**	4.4	**	**	8.3	5.5	7.3
$600 - $649	**	**	6.7	**	4.6	5.1	5.1	**	5.0	6.5
$650+	**	**	4.3	3.3	1.3	2.4	5.7	2.3	3.1	2.5
Total	10.0	12.4	7.3	6.7	4.7	5.1	6.5	7.0	6.0	6.2

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
-- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

	Sampling Fraction (%) range				
Structures in Universe	**(0,20]***	**(20,40]**	**(40,60]**	**(60,80]**	**(80,100)**
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

	Coefficient of Variation (CV) %						
Vacancy Rate	**0**	**(0,5]**	**(5,10]**	**(10,16.5]**	**(16.5,33.3]**	**(33.3,50]**	**50+**
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
△ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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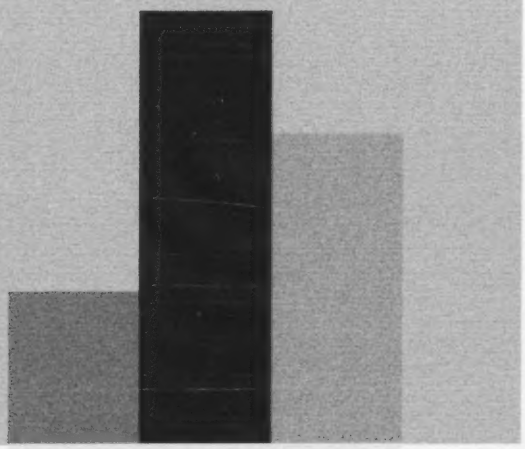

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